

38/2007/084

MISS K OTTLEY

ERECTION OF TWO STOREY AND SINGLE STOREY EXTENSIONS TO REAR OF 31 WILLIAM STREET, TAUNTON AS AMENDED BY AGENTS LETTER DATED 15TH MARCH, 2007 WITH ATTACHED PLANS

322538/125615

FULL

PROPOSAL

The proposal involves extending an existing two storey projection to the rear of the dwelling by an additional 0.3 m to a total of 6.2 m. The single storey extension located to the rear of the main two storey elevation projects 4.0 m.

Amendments were made to the size of the proposed windows in order to comply with building regulations. An additional missing blank elevation was also submitted with the amended plans.

The Agent for the application is an employee of the Council.

CONSULTATIONS AND REPRESENTATIONS

No representations received.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2, H17.

ASSESSMENT

The proposal is considered acceptable with regards to visual and residential amenity. The ridge height of the two storey extension remains the same as existing and this is considered appropriate in terms of the finished design.

No adverse overshadowing will occur. The increase in projection is relatively minimal, in addition the adjacent neighbour is located to the south and direct light levels will not be affected.

The single storey element is considered acceptable due to its minimal size and will therefore not affect neighbouring dwellings.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, no additional windows to north or south elevations.

REASON(S) FOR RECOMMENDATION:- The scale and design of the extensions is considered to be acceptable and it is not thought that they will harm the appearance of the street scene or neighbouring amenity. Therefore, the scheme accords with Taunton Deane Local Plan Policies S1, S2 and H17.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: